

**NAVAJO COUNTY BOARD OF SUPERVISORS**  
**RESOLUTION NO. 13-94**  
**A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS**  
**~~GRANTING/DENYING~~**  
**A SPECIAL DEVELOPMENT CLASSIFICATION**

The Navajo County Board of Supervisors does resolve as follows:

**SECTION 1.** The Board of Supervisors does hereby declare that a petition was duly filed by WALTER VALTINGOJER requesting a Zone Change for a Special Development Classification, and that a Public Hearing before the Board was held on the 14TH day of MARCH, 1994.

**SECTION 2.** The Board of Supervisors has reviewed the aforementioned request for a Special Development Permit and having also considered the recommendation by the Planning Commission, has determined that the request for a Zone Change for SPECIAL DEVELOPMENT be GRANTED/DENIED for the following described property:

**LOCATED IN THAT PORTION OF THE SOUTH ½ OF SECTION 3, T8N-R22E, NAVAJO COUNTY, ARIZONA. THE PINETOP/LAKESIDE AREA.**

**SECTION 3.** Further, if **GRANTED** the Board imposes the following stipulations in accordance with the related site plan:

**ESTABLISHMENT OF A CONVENTION CENTER, HOTEL FACILITIES**

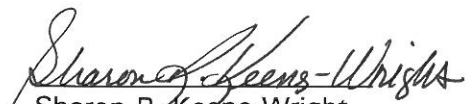
**SECTION 4.** If granted, this permit is conditional upon the privileges being utilized within **one (1) year** after the effective date thereof, and if they are not utilized or construction work begin within said time and carried on diligently in accordance with the conditions imposed by the Board, the authorization may be made void and any privilege or permit granted be deemed to have elapsed at a duly noticed hearing of the Board of Supervisors. An extension may be granted when requested by the owner. This action shall become final and effective thirty (30) days after the adoption of this Resolution unless during that time a written appeal is submitted by any person to the Board of Supervisors.

**SECTION 5.** If the Board of Supervisors does hereby **DENY** the said Special Development permit, this action shall become final and effective thirty (30) days after the date of adoption of this Resolution unless during that time an appeal specifying new evidence bearing upon this matter is submitted in writing to the Board of Supervisors.

**APPROVED AND ADOPTED** this 14TH day of MARCH, 1994

  
Marlin Gillespie, Chairman  
Navajo County Board of Supervisor

ATTEST:

  
Sharon R. Keene-Wright  
Clerk of the Board

Resolution # 13-94  
Euroamerica Stipulations

1. Detailed grading and drainage plans & report prepared by an Arizona Registered Engineer must be reviewed and approved prior to construction.
2. A Traffic Impact Analysis must be prepared to determine effects on Buck Springs Road and Tomahawk Road. Widening, turning bays and/or other improvements may be required. The study and any subsequent improvements made necessary by this development (as determined by the Public Works Department from the Traffic Impact Analysis) will be funded by the developer. The developer will be allowed to proceed with the first phase (50 units) of the development. At that time the Traffic Impact Analysis will be initiated. The results of the Traffic Impact Analysis and any required improvements must be complete and in place prior to starting any work beyond the 50 units.
3. Site and Building plans must be approved by the State Fire Marshall.
4. Final parking design must meet both ADA and Navajo County Zoning Ordinance requirements.
5. Screening and landscape plans will be submitted for approval.